



R.D. Merrill Company Merrill Gardens Pillar Properties

Company Overview

R.D. Merrill Company

100-year old, Seattle-based private firm with 18-year history of success owning, developing and operating high quality for-rent senior housing and apartments.

R.D. Merrill Company (“RDM”) Highlights

- Founded 1890 by Richard Dwight Merrill...initially as timberland business; diversified into real estate investment/development/management; still owned by Merrill family
- Principal-oriented senior real estate team with 250+ years aggregate experience in senior housing, apartment and mixed-use properties; headed since 1992 by Charlie Wright (4th generation Merrill)
- Private senior housing Owner/Operator/Developer in U.S. with respected brand refined over 20 year history
- Established Pillar Properties presence in apartment sector through developments in central Puget Sound urban villages
- Principal in 57 acquisitions & 40 developments to date

Recognized for Innovation

Family Business of the Year
Three times in 10 years

Better Business Bureau Business of the Year

Most Innovative Company/American Business
Awards

National Association of Homebuilders
Gold Award Best Design

2010 ULI Finalist Award for Excellence

Best Initiative to Improve Resident Care

Washington CEO Magazine
'Best Companies To Work For'

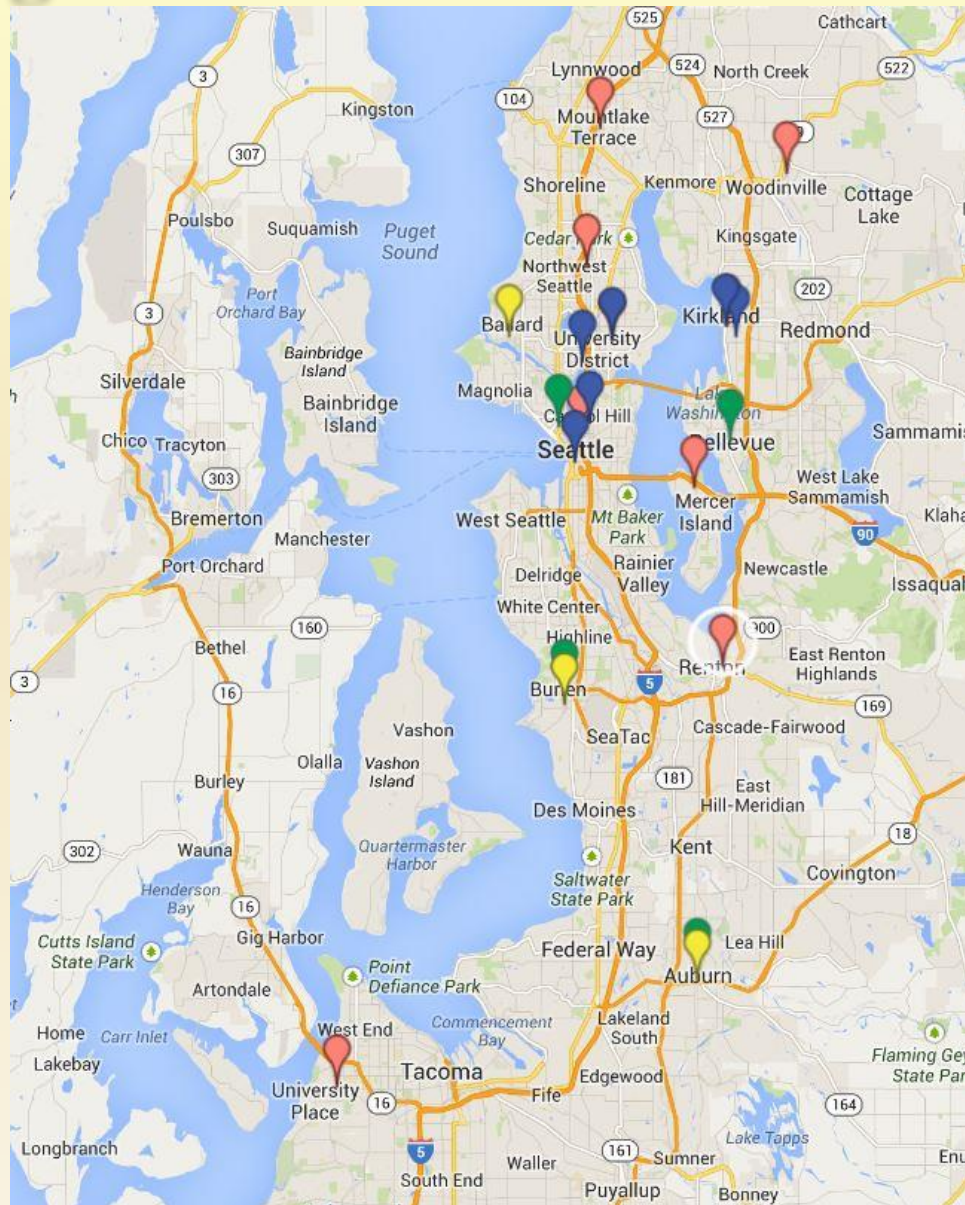
Puget Sound Business Journal
Fastest Growing Companies Hall of Fame

Top Private Companies in Washington 2001 - 2009

Red Cross Fundraising Award

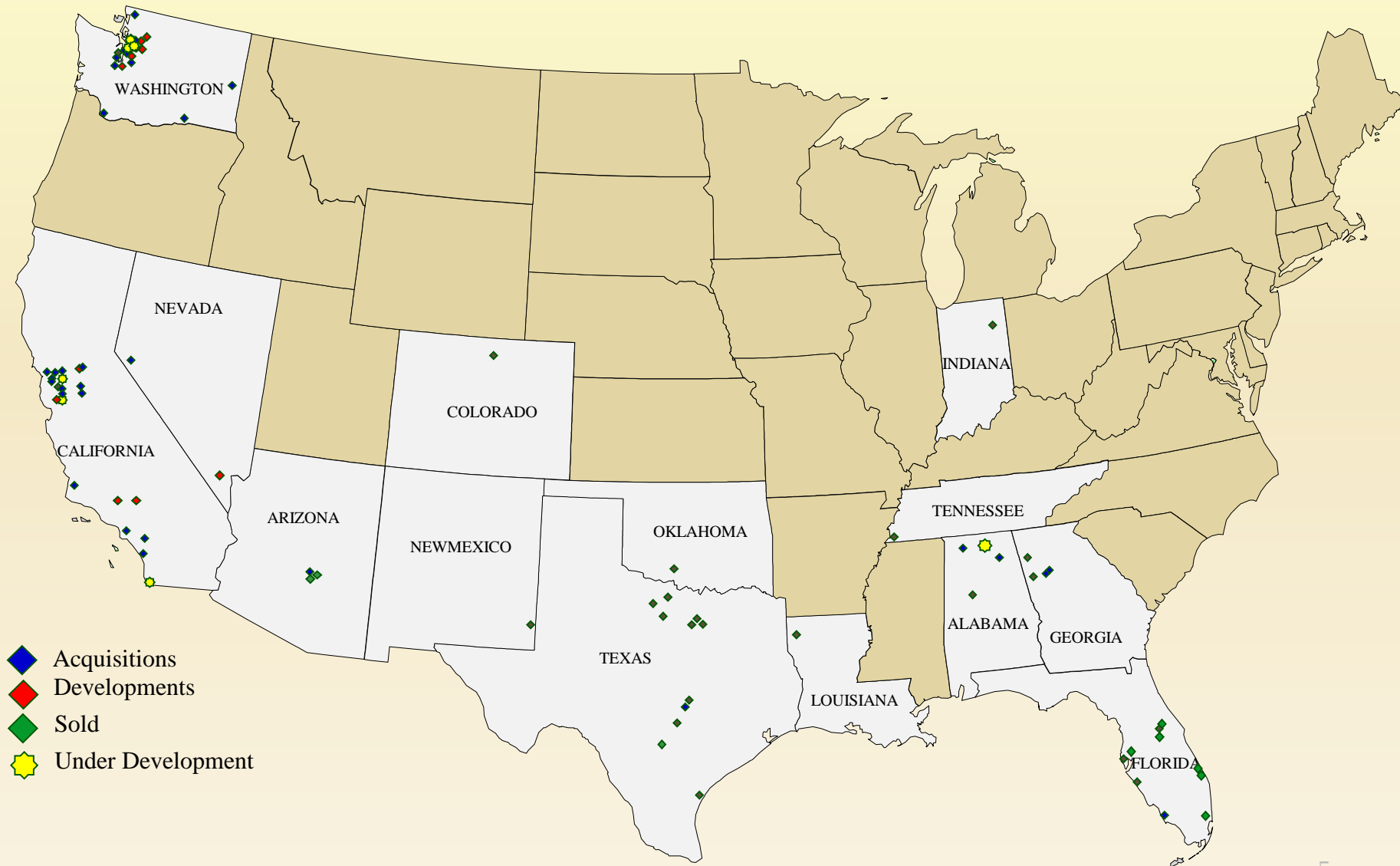
Multi-Family Executive 2013 Rising Star of the Year

Puget Sound Portfolio



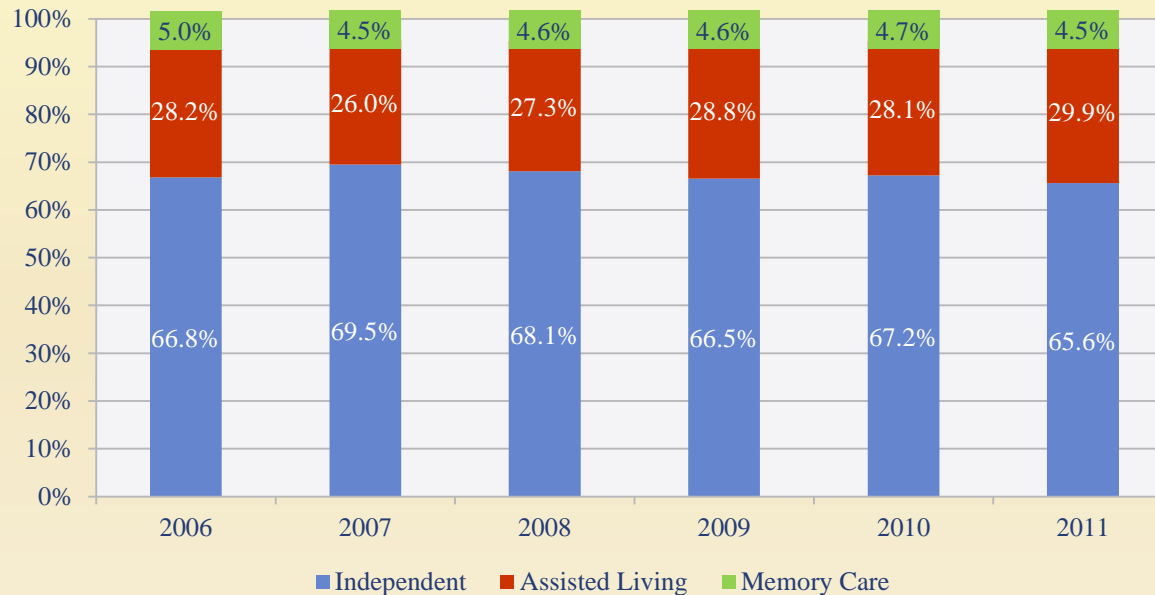
-  Merrill Gardens - Existing
-  Merrill Gardens - Development
-  Pillar Properties- Existing
-  Pillar Properties - Development

Historical Portfolio



Merrill Gardens Services

TYPICAL RESIDENT PROFILE – CARE LEVEL



Acuity Mix	
Level	Residents Using
I	60%
II	24%
III	16%

Frequently Used Services
Medication Reminders
Bathing
Dressing

So What Have We Been Up To?

Over the past six years we have established Pillar as a respected owner-operator of mixed-use real estate in central Puget Sound

- 11 investments
- 1,750 units either planned or existing
- Some of the best sites in the entire region





TOWN CENTER APARTMENTS

PARCEL 5
 227 DWELLING UNITS
 273 PARKING STALLS
 COMMON AMENITY: 8,000 SF

MERRILL GARDENS AT BURIEN

PARCEL 4
 111 DWELLING UNITS
 71 PARKING STALLS
 COMMON AMENITY: 25,000 SF





BUILDING DESIGN CHARACTER

19.47.100 - Design Buildings that reflect a *traditional main street character*. Traditional main street character refers to a collection of structures designed and built in the early 20th century when structures were composed of simple forms expressed through commonly available materials such as brick, masonry, cast stone, and timber. Design of structures along traditional main streets incorporated integral expressions responding to local climate, topography, ecosystems, and evolved social organizations.



HISTORICAL REFERENCES



CORNER TREATMENT



MINIMIZING PERCEIVED SCALE





SOUTHEAST CORNER | *FACADES FACING THE PARK*



SOUTHWEST CORNER | *FACADES FACING THE PARK*

